

Campden Hill Court, London W8



An outstanding four bedroom lateral apartment

An exceptional four-bedroom apartment, which has been immaculately refurbished, occupying approximately 2,304 sq ft, on the first floor (lift) of this 24hr portered mansion block. The apartment has excellent ceiling height, an abundance of light and far-reaching views. The property benefits from having excellent entertaining space, including an open plan reception room/dining room with an attractive bay window. There are additional storage rooms in the basement, which can be rented via the managing agents when available



Guide price: £4,650,000

Tenure: Share of freehold plus leasehold, approximately 959 years remaining

Service charge: £20,000 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H











Location

Positioned in between Kensington High Street and Notting Hill, there are a number of excellent restaurants nearby, such as the Michelin-starred KitchenW8, and many well-known fashion & food retailers including Whole Foods. The area is also home to some of the capital's most highly regarded primary and preparatory schools as well as having regular and convenient transport links via the underground stations at High Street Kensington and Notting Hill Gate (Central, District & Circle Lines) connecting you with Knightsbridge, the City and the West End. Furthermore, the motorway network giving access to both London Heathrow airport and out to the countryside is also straightforward.



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APPROX. GROSS INTERNAL AREA *
2304 Sq Ft - 214.12 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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